This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

File Number: 1-19-3564

Karen Johnson Davidson County
Batch# 195497 DEEDWARR
02/14/2019 12:56:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20190214-0013940

STATE OF ~~TENNESSEE~~ PENNSYLVANIA
COUNTY OF PHILADELPHIA

The actual consideration or value, whichever is greater, for this transfer is $375,000.00

Affiant

Subscribed and sworn to before me, this the 13th day of February, 2019

Notary Public
My Commission Expires: 8/26/2020

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
John Morgan and Emilee R. Morgan 127 Rural Avenue Nashville, TN 37209	John Morgan and Emilee R. Morgan 127 Rural Avenue Nashville, TN 37209	103-02-0-159.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **Kurt W. Bartlett and Heather L. Bartlett, husband and wife**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **John Morgan and Emilee R. Morgan, husband and wife**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 12, Section IV, on the Plan of Richland Meadow Subdivision, as shown of record in Plat Book 2330, Page 95, Register's Office for Davidson County, Tennessee, to which plan of reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Kurt W. Bartlett by Warranty Deed from Jim Holder, Executor, of the Estate of Margaret Eleanor Holder Slate Morton, recorded on the 10th day of January, 2001 in Instrument No. 20010110-0003295, in the Register's Office of Davidson County, Tennessee.

Heather L. Bartlett joins in the execution of this instrument to convey any and all martial rights she may have in said property.

This is ☒ improved or ☐ unimproved property located at: **127 Rural Avenue, Nashville, TN 37209.**

This conveyance is made subject to 1) Property taxes for the year 2019 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 13th day of February, 2019.

GRANTOR:

Kurt W. Bartlett

Heather L. Bartlett

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Kurt W. Bartlett and Heather L. Bartlett, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 13th day of February, 2019.

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

Notary Public
My Commission expires: 9-20-21

Certificate of Authenticity

I, MARY SCHNEIDER, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of PENNSYLVANIA

County of PHILADELPHIA

Personally appeared before me, SARAH M. CARLIN, a notary public for this county and state, MARY SCHNEIDER who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 8/26/2020.

Notary's Seal (If on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
SARAH M. CARLIN, Notary Public
City of Philadelphia, Phila. County
My Commission Expires August 26, 2020